HOUSING MARKET INFORMATION

HOUSING NOW

Greater Toronto Area

Canada Mortgage and Housing Corporation

Date Released: March 2008

New Home Market

Increased Condominium Apartment Starts

Condominium apartment starts were the key contributor to increased new building activity in the Greater Toronto Area in February. Several large projects reached the construction stage in the City of Toronto.

On an unadjusted basis, total combined housing starts for January and February were up by 50 per cent compared the first two months of 2007. This strong year-over-year increase was driven entirely by new condominium apartment starts, which were four times the level experienced during the same period last year.

Total housing starts in the Toronto area will edge upward through the end of 2008. Condominium apartment starts will continue to drive this growth. Solid local economic conditions, including low unemployment and steady growth in wages and salaries, coupled with accommodative borrowing costs prompted many households to purchase a condominium apartment at the pre-

Figure 1

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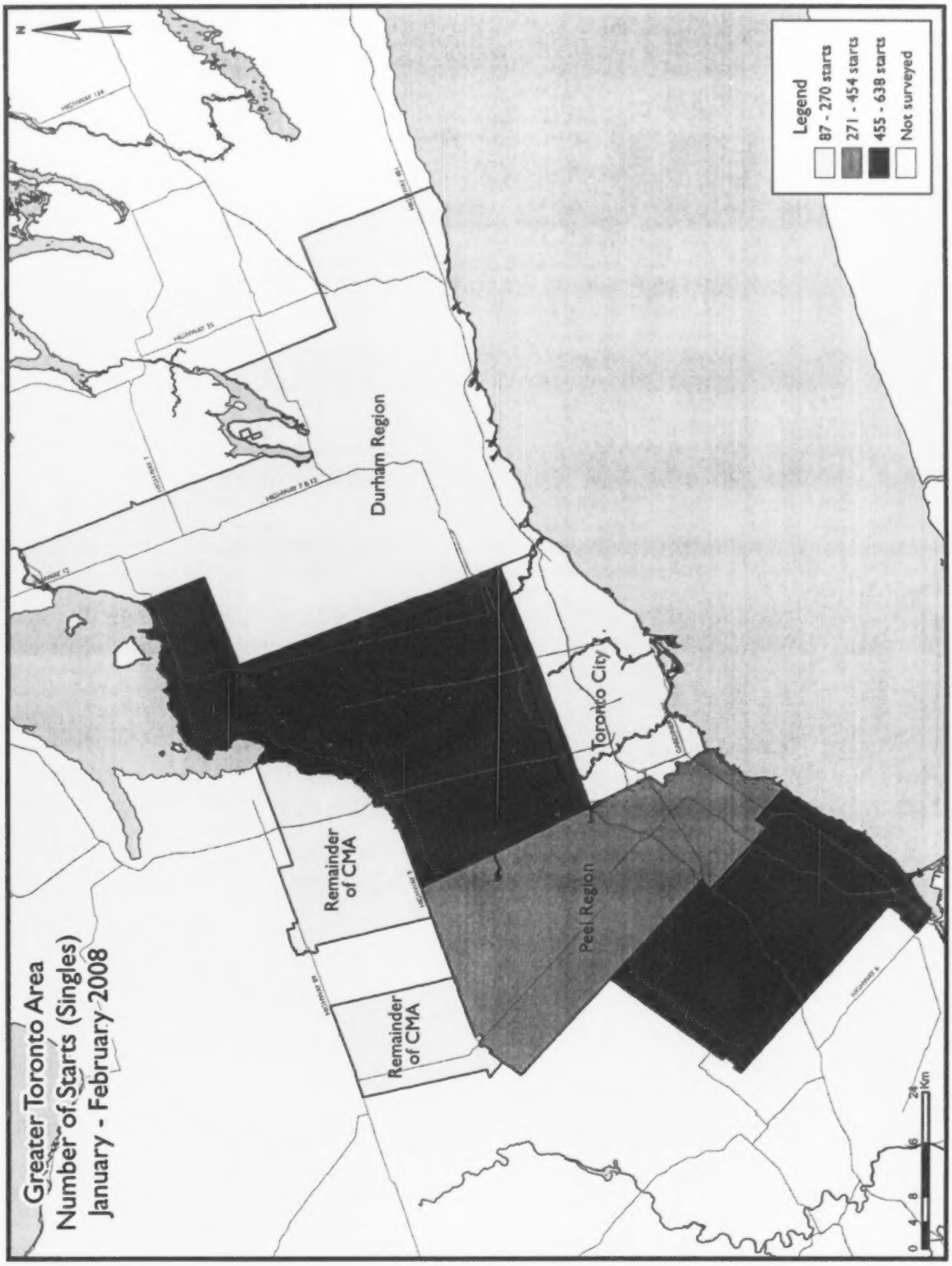
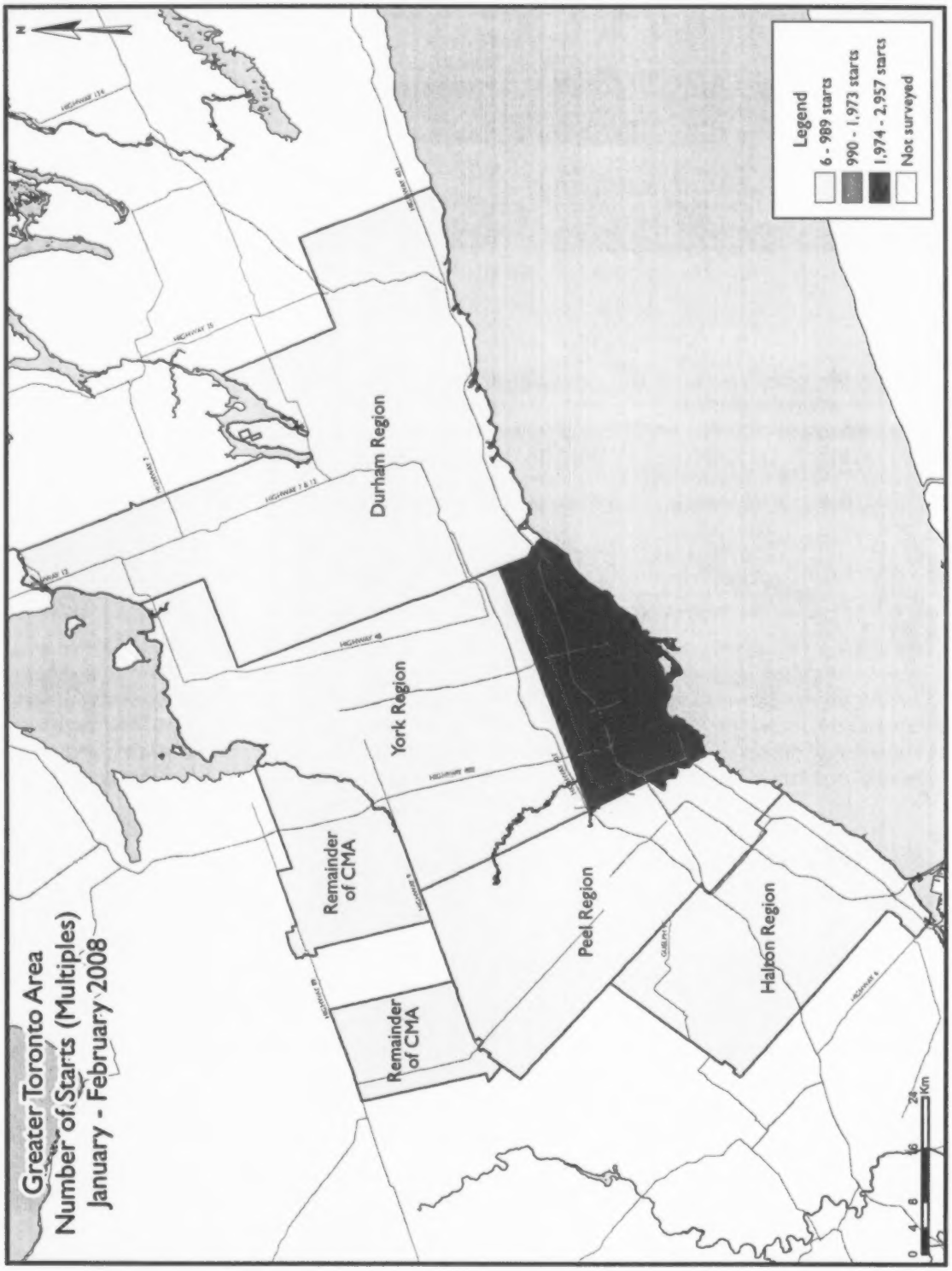
construction stage of development over the past two years. Many of these developments will start construction this year.

Starts for low-rise housing types edged lower through the first two months of the year. As home prices and borrowing costs increased over the past two years, the required income to carry a mortgage increased as well. Some households have shifted their attention away from relatively more expensive single-detached, semi-detached and row houses.


Greater Toronto Area
Number of Starts (Singles)
January - February 2008
Legend
87 - 270 starts
271 - 454 starts
455 - 638 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - February 2008
Legend
6 - 989 starts
990 - 1,973 starts
1,974 - 2,957 starts
Not surveyed
N
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2008	784	114	122	0	18	1,651	0	215	2,904
February 2007	588	108	115	11	94	290	0	0	1,206
% Change	33.3	5.6	6.1	-100.0	-80.9	**	n/a	n/a	140.8
Year-to-date 2008	1,706	242	408	0	186	2,545	0	422	5,509
Year-to-date 2007	1,757	446	579	11	208	679	0	0	3,680
% Change	-2.9	-45.7	-29.5	-100.0	-10.6	**	n/a	n/a	49.7
UNDER CONSTRUCTION									
February 2008	9,662	1,668	3,140	21	898	27,169	0	2,757	45,315
February 2007	8,503	1,654	3,083	31	1,114	23,347	0	2,076	39,808
% Change	13.6	0.8	1.8	-32.3	-19.4	16.4	n/a	32.8	13.8
COMPLETIONS									
February 2008	1,025	108	314	2	75	2,317	0	0	3,841
February 2007	910	166	329	4	40	244	0	208	1,901
% Change	12.6	-34.9	-4.6	-50.0	87.5	**	n/a	-100.0	102.1
Year-to-date 2008	1,971	226	556	2	102	2,767	0	14	5,638
Year-to-date 2007	2,441	356	584	5	122	2,797	0	275	6,580
% Change	-19.3	-36.5	-4.8	-60.0	-16.4	-1.1	n/a	-94.9	-14.3
COMPLETED & NOT ABSORBED									
February 2008	494	51	181	0	18	220	14	153	1,131
February 2007	498	114	178	1	25	702	8	322	1,848
% Change	-0.8	-55.3	1.7	-100.0	-28.0	-68.7	75.0	-52.5	-38.8
ABSORBED									
February 2008	991	111	309	2	81	2 308	0	11	3,813
February 2007	893	188	326	4	46	311	0	36	1,804
% Change	11.0	-41.0	-5.2	-50.0	76.1	**	n/a	-69.4	111.4
Year-to-date 2008	1,900	230	557	2	109	2,742	0	38	5,578
Year-to-date 2007	2,297	298	565	4	135	2,839	0	75	6,213
% Change	-17.3	-22.8	-1.4	-50.0	-19.3	-3.4	n/a	-49.3	-10.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2008	82	0	0	0	34	0	0	0	116
February 2007	83	0	17	0	0	0	0	0	100
% Change	-1.2	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	16.0
Year-to-date 2008	185	2	8	0	34	0	0	0	229
Year-to-date 2007	181	0	36	0	0	0	0	0	217
% Change	2.2	n/a	-77.8	n/a	n/a	n/a	n/a	n/a	5.5
UNDER CONSTRUCTION									
February 2008	1,181	8	168	0	215	203	0	146	1,921
February 2007	1,149	4	188	0	105	522	1	0	1,969
% Change	2.8	100.0	-10.6	n/a	104.8	-61.1	-100.0	n/a	-2.4
COMPLETIONS									
February 2008	100	0	12	0	0	0	0	0	112
February 2007	184	0	15	0	5	0	0	0	204
% Change	-45.7	n/a	-20.0	n/a	-100.0	n/a	n/a	n/a	-45.1
Year-to-date 2008	238	2	25	0	0	36	0	0	301
Year-to-date 2007	359	4	39	0	16	36	0	0	454
% Change	-33.7	-50.0	-35.9	n/a	-100.0	0.0	n/a	n/a	-33.7
COMPLETED & NOT ABSORBED									
February 2008	37	1	13	0	11	97	0	0	159
February 2007	64	3	23	0	3	17	0	0	110
% Change	-42.2	-66.7	-43.5	n/a	**	**	n/a	n/a	44.5
ABSORBED									
February 2008	105	0	14	0	1	0	0	0	120
February 2007	162	0	12	0	4	0	0	0	178
% Change	-35.2	n/a	16.7	n/a	-75.0	n/a	n/a	n/a	-32.6
Year-to-date 2008	248	4	28	0	6	24	0	0	310
Year-to-date 2007	330	3	31	0	13	21	0	0	398
% Change	-24.8	33.3	-9.7	n/a	-53.8	14.3	n/a	n/a	-22.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2008	820	114	116	0	52	1,700	0	215	3,017
February 2007	663	108	132	1	105	303	0	0	1,312
% Change	23.7	5.6	-12.1	-100.0	-50.5	**	n/a	n/a	130.0
Year-to-date 2008	1,823	244	410	0	254	2,594	0	422	5,747
Year-to-date 2007	1,937	446	615	1	219	692	0	0	3,910
% Change	-5.9	-45.3	-33.3	-100.0	16.0	**	n/a	n/a	47.0
UNDER CONSTRUCTION									
February 2008	10,785	1,706	3,387	10	1,230	27,488	0	2,903	47,509
February 2007	9,812	1,660	3,403	7	1,285	24,020	17	2,151	42,355
% Change	9.9	2.8	-0.5	42.9	-4.3	14.4	-100.0	35.0	12.2
COMPLETIONS									
February 2008	1,132	118	345	2	75	2,317	0	0	3,989
February 2007	1,079	166	339	0	95	244	6	208	2,137
% Change	4.9	-28.9	1.8	n/a	-21.1	**	-100.0	-100.0	86.7
Year-to-date 2008	2,210	242	600	2	118	2,803	0	14	5,989
Year-to-date 2007	2,806	360	641	1	191	2,833	16	275	7,123
% Change	-21.2	-32.8	-6.4	100.0	-38.2	-1.1	-100.0	-94.9	-15.9
COMPLETED & NOT ABSORBED									
February 2008	543	52	196	0	37	317	14	163	1,322
February 2007	559	118	199	1	54	744	12	480	2,167
% Change	-2.9	-55.9	-1.5	-100.0	-31.5	-57.4	16.7	-66.0	-39.0
ABSORBED									
February 2008	1,094	121	342	2	82	2 332	0	21	3,994
February 2007	1,046	190	334	0	76	311	5	36	1,998
% Change	4.6	-36.3	2.4	n/a	7.9	**	-100.0	-41.7	99.9
Year-to-date 2008	2,140	248	604	2	133	2,790	0	68	5,985
Year-to-date 2007	2,643	303	615	0	178	2,860	16	75	6,690
% Change	-19.0	-18.2	-1.8	n/a	-25.3	-2.4	-100.0	-9.3	-10.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
February 2008	43	34	0	0	0	1,600	0	215	1,892
February 2007	26	4	28	0	10	200	0	0	268
York Region									
February 2008	295	18	39	0	0	0	0	0	352
February 2007	259	48	27	0	17	90	0	0	441
Peel Region									
February 2008	135	10	71	0	12	51	0	0	279
February 2007	160	30	15	1	0	0	0	0	206
Halton Region									
February 2008	244	44	6	0	6	49	0	0	349
February 2007	94	20	35	0	78	13	0	0	240
Durham Region									
February 2008	103	8	0	0	34	0	0	0	145
February 2007	124	6	27	0	0	0	0	0	157
Toronto CMA									
February 2008	784	114	122	0	18	1,651	0	215	2,904
February 2007	588	108	115	11	94	290	0	0	1,206
Oshawa CMA									
February 2008	82	0	0	0	34	0	0	0	116
February 2007	83	0	17	0	0	0	0	0	100
Greater Toronto Area									
February 2008	820	114	116	0	52	1,700	0	215	3,017
February 2007	663	108	132	1	105	303	0	0	1,312

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
February 2008	1,170	266	1,114	0	127	21,202	0	1,832	25,711
February 2007	1,024	192	626	0	314	18,253	0	1,414	21,823
York Region									
February 2008	3,111	402	878	1	269	2,439	0	80	7,180
February 2007	3,014	636	1,075	4	281	1,674	0	0	6,684
Peel Region									
February 2008	3,249	722	480	2	126	3,093	0	845	8,517
February 2007	2,420	604	556	2	368	2,955	0	629	7,534
Halton Region									
February 2008	1,581	154	496	0	448	551	0	0	3,230
February 2007	1,352	134	574	1	184	616	16	108	2,985
Durham Region									
February 2008	1,674	162	419	7	260	203	0	146	2,871
February 2007	2,002	94	572	0	138	522	1	0	3,329
Toronto CMA									
February 2008	9,662	1,668	3,140	21	898	27,169	0	2,757	45,315
February 2007	8,503	1,654	3,083	31	1,114	23,347	0	2,076	39,808
Oshawa CMA									
February 2008	1,181	8	168	0	215	203	0	146	1,921
February 2007	1,149	4	188	0	105	522	1	0	1,969
Greater Toronto Area									
February 2008	10,785	1,706	3,387	10	1,230	27,488	0	2,903	47,509
February 2007	9,812	1,660	3,403	7	1,285	24,020	17	2,151	42,355

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
February 2008	76	8	72	0	0	1,930	0	0	2,086
February 2007	45	6	9	0	0	0	0	148	208
York Region									
February 2008	442	44	82	0	46	249	0	0	863
February 2007	358	66	165	0	0	178	0	60	827
Peel Region									
February 2008	265	50	72	0	2	0	0	0	389
February 2007	270	66	39	0	0	66	0	0	441
Halton Region									
February 2008	181	14	88	0	27	138	0	0	448
February 2007	129	12	75	0	64	0	6	0	286
Durham Region									
February 2008	168	2	31	2	0	0	0	0	203
February 2007	277	16	51	0	31	0	0	0	375
Toronto CMA									
February 2008	1,025	108	314	2	75	2,317	0	0	3,841
February 2007	910	166	329	4	40	244	0	208	1,901
Oshawa CMA									
February 2008	100	0	12	0	0	0	0	0	112
February 2007	184	0	15	0	5	0	0	0	204
Greater Toronto Area									
February 2008	1,132	118	345	2	75	2,317	0	0	3,989
February 2007	1,079	166	339	0	95	244	6	208	2,137

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
February 2008	119	11	37	0	0	209	14	153	543
February 2007	114	14	110	0	0	660	8	322	1,228
York Region									
February 2008	46	4	24	0	10	11	0	0	95
February 2007	21	1	13	0	5	36	0	0	76
Peel Region									
February 2008	254	21	73	0	4	0	0	0	352
February 2007	302	93	34	1	12	4	0	0	446
Halton Region									
February 2008	63	1	10	0	12	0	0	10	96
February 2007	37	5	19	0	34	27	4	158	284
Durham Region									
February 2008	61	15	52	0	11	97	0	0	236
February 2007	85	5	23	0	3	17	0	0	133
Toronto CMA									
February 2008	494	51	181	0	18	220	14	153	1,131
February 2007	498	114	178	1	25	702	8	322	1,848
Oshawa CMA									
February 2008	37	1	13	0	11	97	0	0	159
February 2007	64	3	23	0	3	17	0	0	110
Greater Toronto Area									
February 2008	543	52	196	0	37	317	14	163	1,322
February 2007	559	118	199	1	54	744	12	480	2,167

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
February 2008	88	10	60	0	0	1,892	0	11	2,061
February 2007	47	8	12	0	0	77	0	36	180
York Region									
February 2008	440	44	88	0	53	278	0	0	903
February 2007	369	67	165	0	0	166	0	0	767
Peel Region									
February 2008	241	51	69	0	2	0	0	0	363
February 2007	228	81	36	0	7	68	0	0	420
Halton Region									
February 2008	158	14	86	0	26	162	0	10	456
February 2007	144	17	73	0	39	0	5	0	278
Durham Region									
February 2008	167	2	39	2	1	0	0	0	211
February 2007	258	17	48	0	30	0	0	0	353
Toronto CMA									
February 2008	991	111	309	2	81	2,308	0	11	3,813
February 2007	893	188	326	4	46	311	0	36	1,804
Oshawa CMA									
February 2008	105	0	14	0	1	0	0	0	120
February 2007	162	0	12	0	4	0	0	0	178
Greater Toronto Area									
February 2008	1,094	121	342	2	82	2,332	0	21	3,994
February 2007	1,046	190	334	0	76	311	5	36	1,998

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0
1998	1,400	8	298	0	49	0	0	4	1,759

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	% Change
Toronto City	43	26	34	4	0	38	1,815	200	1,892	268	**
Toronto	14	6	14	0	0	0	1,815	200	1,843	206	**
East York	0	0	0	0	0	0	0	0	0	0	n/a
Etobicoke	2	5	0	0	0	0	0	0	2	5	-60.0
North York	17	5	0	0	0	0	0	0	17	5	**
Scarborough	10	8	20	2	0	38	0	0	30	48	-37.5
York	0	2	0	2	0	0	0	0	0	4	-100.0
York Region	295	259	18	48	39	44	0	90	352	441	-20.2
Aurora	5	3	0	0	0	0	0	0	5	3	66.7
East Gwillimbury	0	1	0	0	0	0	0	0	0	1	-100.0
Georgina Township	3	4	0	0	0	0	0	0	3	4	-25.0
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	146	47	8	14	6	10	0	90	160	161	-0.6
Newmarket	5	16	2	8	0	0	0	0	7	24	-70.8
Richmond Hill	9	27	0	6	12	22	0	0	21	55	-61.8
Vaughan	89	93	0	4	15	5	0	0	104	102	2.0
Whitchurch-Stouffville	38	68	8	16	6	7	0	0	52	91	-42.9
Peel Region	135	161	10	30	83	15	51	0	279	206	35.4
Brampton	81	134	8	30	0	0	51	0	140	164	-14.6
Caledon	1	0	0	0	0	0	0	0	1	0	n/a
Mississauga	53	27	2	0	83	15	0	0	138	42	**
Halton Region	244	94	44	20	12	113	49	13	349	240	45.4
Burlington	48	10	0	0	0	21	49	13	97	44	120.5
Halton Hills	4	1	0	2	0	0	0	0	4	3	33.3
Milton	121	46	44	18	0	18	0	0	165	82	101.2
Oakville	71	37	0	0	12	74	0	0	83	111	-25.2
Durham Region	103	124	8	6	34	27	0	0	145	157	-7.6
Ajax	15	23	8	6	0	10	0	0	23	39	-41.0
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	34	12	0	0	0	17	0	0	34	29	17.2
Oshawa	33	46	0	0	0	0	0	0	33	46	-28.3
Pickering	4	2	0	0	0	0	0	0	4	2	100.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	2	16	0	0	0	0	0	0	2	16	-87.5
Whitby	15	25	0	0	34	0	0	0	49	25	96.0
Remainder of Toronto CMA	94	28	0	10	6	0	0	0	100	38	163.2
Bradford West Gwillimbury	32	8	0	0	0	0	0	0	32	8	**
Town of Mono	3	3	0	0	0	0	0	0	3	3	0.0
New Tecumseth	52	10	0	10	6	0	0	0	58	20	190.0
Orangeville	7	7	0	0	0	0	0	0	7	7	0.0
Toronto CMA	784	599	114	118	140	199	1,866	290	2,904	1,206	140.8
Oshawa CMA	82	83	0	0	34	17	0	0	116	100	16.0
Greater Toronto Area (GTA)	820	664	114	108	168	237	1,915	303	3,017	1,312	130.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	87	118	66	72	238	179	2,653	589	3,044	958	**
Toronto	33	13	28	2	16	18	1,815	329	1,892	362	**
East York	0	0	0	0	0	0	0	0	0	0	n/a
Etobicoke	11	11	0	0	5	89	127	0	143	100	43.0
North York	29	55	2	66	0	34	599	260	630	415	51.8
Scarborough	14	37	36	2	214	38	112	0	376	77	**
York	0	2	0	2	3	0	0	0	3	4	-25.0
York Region	638	821	82	230	92	343	7	98	819	1,492	-45.1
Aurora	6	8	0	0	0	7	0	0	6	15	-60.0
East Gwillimbury	2	7	0	0	0	10	0	0	2	17	-88.2
Georgina Township	16	12	0	0	0	0	0	0	16	12	33.3
King Township	5	0	0	0	0	0	0	0	5	0	n/a
Markham	310	76	66	40	6	43	7	90	389	249	56.2
Newmarket	26	16	2	28	23	0	0	0	51	44	15.9
Richmond Hill	36	72	0	6	12	34	0	0	48	112	-57.1
Vaughan	175	451	0	102	45	238	0	0	220	791	-72.2
Whitchurch-Stouffville	62	179	14	62	6	11	0	0	82	252	-67.5
Peel Region	353	395	32	80	113	86	251	0	749	561	33.5
Brampton	168	315	10	70	18	71	251	0	447	456	-2.0
Caledon	3	1	0	0	0	0	0	0	3	1	200.0
Mississauga	182	79	22	10	95	15	0	0	299	104	187.5
Halton Region	524	344	50	50	144	180	105	13	823	587	40.2
Burlington	105	34	2	0	32	21	49	13	188	68	176.5
Halton Hills	5	12	0	2	0	0	0	0	5	14	-64.3
Milton	248	158	48	48	100	24	56	0	452	230	96.5
Oakville	166	140	0	0	12	135	0	0	178	275	-35.3
Durham Region	221	260	16	6	75	46	0	0	312	312	0.0
Ajax	26	57	14	6	15	10	0	0	55	73	-24.7
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	69	36	2	0	0	22	0	0	71	58	22.4
Oshawa	64	86	0	0	0	0	0	0	64	86	-25.6
Pickering	7	5	0	0	18	0	0	0	25	5	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	3	17	0	0	0	0	0	0	3	17	-82.4
Whitby	52	59	0	0	42	14	0	0	94	73	28.8
Remainder of Toronto CMA	173	45	0	10	6	0	0	0	179	55	**
Bradford West Gwillimbury	43	11	0	0	0	0	0	0	43	11	**
Town of Mono	4	5	0	0	0	0	0	0	4	5	-20.0
New Tecumseth	111	14	0	10	6	0	0	0	117	24	**
Orangeville	15	15	0	0	0	0	0	0	15	15	0.0
Toronto CMA	1,706	1,768	242	456	594	777	2,967	679	5,509	3,680	49.7
Oshawa CMA	185	181	2	0	42	36	0	0	229	217	5.5
Greater Toronto Area (GTA)	1,823	1,938	246	446	662	834	3,016	692	5,747	3,910	47.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Toronto City	0	38	0	0	1,600	200	215	0
Toronto	0	0	0	0	1,600	200	215	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	0	38	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	39	44	0	0	0	90	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	6	10	0	0	0	90	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	12	22	0	0	0	0	0	0
Vaughan	15	5	0	0	0	0	0	0
Whitchurch-Stouffville	6	7	0	0	0	0	0	0
Peel Region	83	15	0	0	51	0	0	0
Brampton	0	0	0	0	51	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	83	15	0	0	0	0	0	0
Halton Region	12	113	0	0	49	13	0	0
Burlington	0	21	0	0	49	13	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	18	0	0	0	0	0	0
Oakville	12	74	0	0	0	0	0	0
Durham Region	34	27	0	0	0	0	0	0
Ajax	0	10	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	17	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	34	0	0	0	0	0	0	0
Remainder of Toronto CMA	6	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	140	199	0	0	1,651	290	215	0
Oshawa CMA	34	17	0	0	0	0	0	0
Greater Toronto Area (GTA)	168	237	0	0	1,700	303	215	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	238	179	0	0	2,438	589	215	0
Toronto	16	18	0	0	1,600	329	215	0
East York	0	0	0	0	0	0	0	0
Etobicoke	5	89	0	0	127	0	0	0
North York	0	34	0	0	599	260	0	0
Scarborough	214	38	0	0	112	0	0	0
York	3	0	0	0	0	0	0	0
York Region	92	343	0	0	0	90	7	0
Aurora	0	7	0	0	0	0	0	0
East Gwillimbury	0	10	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	6	43	0	0	0	90	7	0
Newmarket	23	0	0	0	0	0	0	0
Richmond Hill	12	34	0	0	0	0	0	0
Vaughan	45	238	0	0	0	0	0	0
Whitchurch-Stouffville	6	11	0	0	0	0	0	0
Peel Region	113	86	0	0	51	0	200	0
Brampton	18	71	0	0	51	0	200	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	95	15	0	0	0	0	0	0
Halton Region	144	180	0	0	105	13	0	0
Burlington	32	21	0	0	49	13	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	100	24	0	0	56	0	0	0
Oakville	12	135	0	0	0	0	0	0
Durham Region	75	46	0	0	0	0	0	0
Ajax	15	10	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	22	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	18	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	42	14	0	0	0	0	0	0
Remainder of Toronto CMA	6	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	6	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	594	777	0	0	2,545	679	422	0
Oshawa CMA	42	36	0	0	0	0	0	0
Greater Toronto Area (GTA)	662	834	0	0	2,594	692	422	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Toronto City	77	58	1,600	210	215	0	1,892	268
Toronto	28	6	1,600	200	215	0	1,843	206
East York	0	0	0	0	0	0	0	0
Etobicoke	2	5	0	0	0	0	2	5
North York	17	5	0	0	0	0	17	5
Scarborough	30	38	0	10	0	0	30	48
York	0	4	0	0	0	0	0	4
York Region	352	334	0	107	0	0	352	441
Aurora	5	3	0	0	0	0	5	3
East Gwillimbury	0	1	0	0	0	0	0	1
Georgina Township	3	4	0	0	0	0	3	4
King Township	0	0	0	0	0	0	0	0
Markham	160	61	0	100	0	0	160	161
Newmarket	7	24	0	0	0	0	7	24
Richmond Hill	21	55	0	0	0	0	21	55
Vaughan	104	102	0	0	0	0	104	102
Whitchurch-Stouffville	52	84	0	7	0	0	52	91
Peel Region	216	205	63	1	0	0	279	206
Brampton	89	164	51	0	0	0	140	164
Caledon	1	0	0	0	0	0	1	0
Mississauga	126	41	12	1	0	0	138	42
Halton Region	294	149	55	91	0	0	349	240
Burlington	48	10	49	34	0	0	97	44
Halton Hills	4	3	0	0	0	0	4	3
Milton	165	64	0	18	0	0	165	82
Oakville	77	72	6	39	0	0	83	111
Durham Region	111	157	34	0	0	0	145	157
Ajax	23	39	0	0	0	0	23	39
Brock	0	0	0	0	0	0	0	0
Clarington	34	29	0	0	0	0	34	29
Oshawa	33	46	0	0	0	0	33	46
Pickering	4	2	0	0	0	0	4	2
Scugog	0	0	0	0	0	0	0	0
Uxbridge	2	16	0	0	0	0	2	16
Whitby	15	25	34	0	0	0	49	25
Remainder of Toronto CMA	100	18	0	20	0	0	100	38
Bradford West Gwillimbury	32	8	0	0	0	0	32	8
Town of Mono	3	3	0	0	0	0	3	3
New Tecumseth	58	0	0	20	0	0	58	20
Orangeville	7	7	0	0	0	0	7	7
Toronto CMA	1,020	811	1,669	395	215	0	2,904	1,206
Oshawa CMA	82	100	34	0	0	0	116	100
Greater Toronto Area (GTA)	1,050	903	1,752	409	215	0	3,017	1,312

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	361	359	2,468	599	215	0	3,044	958
Toronto	77	33	1,600	329	215	0	1,892	362
East York	0	0	0	0	0	0	0	0
Etobicoke	16	100	127	0	0	0	143	100
North York	31	155	599	260	0	0	630	415
Scarborough	234	67	142	10	0	0	376	77
York	3	4	0	0	0	0	3	4
York Region	804	1,300	8	192	7	0	819	1,492
Aurora	6	15	0	0	0	0	6	15
East Gwillimbury	2	17	0	0	0	0	2	17
Georgina Township	16	12	0	0	0	0	16	12
King Township	5	0	0	0	0	0	5	0
Markham	382	149	0	100	7	0	389	249
Newmarket	51	44	0	0	0	0	51	44
Richmond Hill	48	112	0	0	0	0	48	112
Vaughan	212	710	8	81	0	0	220	791
Whitchurch-Stouffville	82	241	0	11	0	0	82	252
Peel Region	474	537	75	24	200	0	749	561
Brampton	196	433	51	23	200	0	447	456
Caledon	3	1	0	0	0	0	3	1
Mississauga	275	103	24	1	0	0	299	104
Halton Region	578	490	245	97	0	0	823	587
Burlington	105	34	83	34	0	0	188	68
Halton Hills	5	14	0	0	0	0	5	14
Milton	296	206	156	24	0	0	452	230
Oakville	172	236	6	39	0	0	178	275
Durham Region	260	312	52	0	0	0	312	312
Ajax	55	73	0	0	0	0	55	73
Brock	0	0	0	0	0	0	0	0
Clarington	71	58	0	0	0	0	71	58
Oshawa	64	86	0	0	0	0	64	86
Pickering	7	5	18	0	0	0	25	5
Scugog	0	0	0	0	0	0	0	0
Uxbridge	3	17	0	0	0	0	3	17
Whitby	60	73	34	0	0	0	94	73
Remainder of Toronto CMA	179	35	0	20	0	0	179	55
Bradford West Gwillimbury	43	11	0	0	0	0	43	11
Town of Mono	4	5	0	0	0	0	4	5
New Tecumseth	117	4	0	20	0	0	117	24
Orangeville	15	15	0	0	0	0	15	15
Toronto CMA	2,356	2,782	2,731	898	422	0	5,509	3,680
Oshawa CMA	195	217	34	0	0	0	229	217
Greater Toronto Area (GTA)	2,477	2,998	2,848	912	422	0	5,747	3,910

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	% Change
Toronto City	76	45	8	6	72	9	1,930	148	2,086	208	**
Toronto	18	8	6	4	31	0	1,858	148	1,913	160	**
East York	5	3	0	0	0	0	0	0	5	3	66.7
Etobicoke	8	0	0	0	0	0	0	0	8	0	n/a
North York	34	16	0	0	0	0	72	0	106	16	**
Scarborough	8	15	0	0	41	9	0	0	49	24	104.2
York	3	3	2	2	0	0	0	0	5	5	0.0
York Region	442	358	44	66	128	165	249	238	863	827	4.4
Aurora	20	6	0	0	0	22	0	0	20	28	-28.6
East Gwillimbury	1	10	0	0	0	0	0	0	1	10	-90.0
Georgina Township	14	10	0	0	0	0	0	0	14	10	40.0
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	100	150	24	42	57	86	18	178	199	456	-56.4
Newmarket	9	5	0	2	4	4	0	0	13	11	18.2
Richmond Hill	42	44	4	0	36	22	0	0	82	66	24.2
Vaughan	155	92	14	6	16	31	231	60	416	189	120.1
Whitchurch-Stouffville	101	41	2	16	15	0	0	0	118	57	107.0
Peel Region	265	270	52	66	72	39	0	66	389	441	-11.8
Brampton	245	235	28	58	20	19	0	0	293	312	-6.1
Caledon	8	8	2	0	0	0	0	0	10	8	25.0
Mississauga	12	27	22	8	52	20	0	66	86	121	-28.9
Halton Region	181	129	14	14	115	143	138	0	448	286	56.6
Burlington	48	9	10	2	19	60	0	0	77	71	8.5
Halton Hills	10	21	0	0	12	10	0	0	22	31	-29.0
Milton	62	57	0	12	48	9	0	0	110	78	41.0
Oakville	61	42	4	0	36	64	138	0	239	106	125.5
Durham Region	170	277	2	16	31	82	0	0	203	375	-45.9
Ajax	39	77	2	10	15	56	0	0	56	143	-60.8
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	21	45	0	0	4	5	0	0	25	50	-50.0
Oshawa	44	77	0	0	0	4	0	0	44	81	-45.7
Pickering	9	9	0	6	0	6	0	0	9	21	-57.1
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	22	7	0	0	4	0	0	0	26	7	**
Whitby	35	62	0	0	8	11	0	0	43	73	-41.1
Remainder of Toronto CMA	41	28	0	0	0	11	0	0	41	39	5.1
Bradford West Gwillimbury	23	12	0	0	0	0	0	0	23	12	91.7
Town of Mono	8	1	0	0	0	0	0	0	8	1	**
New Tecumseth	2	12	0	0	0	4	0	0	2	16	-87.5
Orangeville	8	3	0	0	0	7	0	0	8	10	-20.0
Toronto CMA	1,027	914	110	166	387	369	2,317	452	3,841	1,901	102.1
Oshawa CMA	100	184	0	0	12	20	0	0	112	204	-45.1
Greater Toronto Area (GTA)	1,134	1,079	120	168	418	438	2,317	452	3,989	2,137	86.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Toronto City	134	105	14	18	145	21	2,332	2,393	2,625	2,537	3.5
Toronto	30	14	8	4	44	0	2,100	1,917	2,182	1,935	12.8
East York	6	4	0	0	0	0	0	0	6	4	50.0
Etobicoke	22	9	2	0	0	12	0	0	24	21	14.3
North York	53	30	2	4	0	0	232	440	287	474	-39.5
Scarborough	20	44	0	0	89	9	0	0	109	53	105.7
York	3	4	2	10	12	0	0	36	17	50	-66.0
York Region	740	919	110	106	212	311	263	518	1,325	1,854	-28.5
Aurora	50	26	0	0	0	22	0	0	50	48	4.2
East Gwillimbury	1	26	0	0	0	0	0	0	1	26	-96.2
Georgina Township	29	16	0	0	0	0	0	0	29	16	81.3
King Township	1	2	0	0	0	0	0	0	1	2	-50.0
Markham	175	276	44	54	83	177	28	178	330	685	-51.8
Newmarket	13	17	0	2	17	16	0	0	30	35	-14.3
Richmond Hill	73	126	4	10	58	35	4	0	139	171	-18.7
Vaughan	254	313	60	24	39	61	231	340	584	738	-20.9
Whitchurch-Stouffville	144	117	2	16	15	0	0	0	161	133	21.1
Peel Region	573	634	92	178	98	100	0	161	763	1,073	-28.9
Brampton	541	487	58	160	43	61	0	0	642	708	-9.3
Caledon	11	17	8	4	0	0	0	0	19	21	-9.5
Mississauga	21	130	26	14	55	39	0	161	102	344	-70.3
Halton Region	366	359	22	36	182	256	186	0	756	651	16.1
Burlington	99	48	14	4	37	94	0	0	150	146	2.7
Halton Hills	24	32	0	0	12	15	0	0	36	47	-23.4
Milton	96	164	4	30	66	46	48	0	214	240	-10.8
Oakville	147	115	4	2	67	101	138	0	356	218	63.3
Durham Region	399	790	10	30	75	152	36	36	520	1,008	-48.4
Ajax	94	384	8	20	42	83	0	0	144	487	-70.4
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	57	79	0	0	8	10	36	36	101	125	-19.2
Oshawa	98	168	0	0	0	22	0	0	98	190	-48.4
Pickering	23	18	0	6	0	6	0	0	23	30	-23.3
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	44	29	0	0	8	8	0	0	52	37	40.5
Whitby	83	112	2	4	17	23	0	0	102	139	-26.6
Remainder of Toronto CMA	98	46	2	0	0	11	0	0	100	57	75.4
Bradford West Gwillimbury	62	19	0	0	0	0	0	0	62	19	**
Town of Mono	13	2	0	0	0	0	0	0	13	2	**
New Tecumseth	10	20	2	0	0	4	0	0	12	24	-50.0
Orangeville	13	5	0	0	0	7	0	0	13	12	8.3
Toronto CMA	1,973	2,446	234	360	650	702	2,781	3,072	5,638	6,580	-14.3
Oshawa CMA	238	359	2	4	25	55	36	36	301	454	-33.7
Greater Toronto Area (GTA)	2,212	2,807	248	368	712	840	2,817	3,108	5,989	7,123	-15.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Toronto City	72	9	0	0	1,930	0	0	148
Toronto	31	0	0	0	1,858	0	0	148
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	72	0	0	0
Scarborough	41	9	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	128	165	0	0	249	178	0	60
Aurora	0	22	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	57	86	0	0	18	178	0	0
Newmarket	4	4	0	0	0	0	0	0
Richmond Hill	36	22	0	0	0	0	0	0
Vaughan	16	31	0	0	231	0	0	60
Whitchurch-Stouffville	15	0	0	0	0	0	0	0
Peel Region	72	39	0	0	0	66	0	0
Brampton	20	19	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	52	20	0	0	0	66	0	0
Halton Region	115	137	0	6	138	0	0	0
Burlington	19	54	0	6	0	0	0	0
Halton Hills	12	10	0	0	0	0	0	0
Milton	48	9	0	0	0	0	0	0
Oakville	36	64	0	0	138	0	0	0
Durham Region	31	82	0	0	0	0	0	0
Ajax	15	56	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	5	0	0	0	0	0	0
Oshawa	0	4	0	0	0	0	0	0
Pickering	0	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	4	0	0	0	0	0	0	0
Whitby	8	11	0	0	0	0	0	0
Remainder of Toronto CMA	0	11	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	4	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	387	369	0	0	2,317	244	0	208
Oshawa CMA	12	20	0	0	0	0	0	0
Greater Toronto Area (GTA)	418	432	0	6	2,317	244	0	208

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	145	21	0	0	2,332	2,201	0	192
Toronto	44	0	0	0	2,100	1,725	0	192
East York	0	0	0	0	0	0	0	0
Etobicoke	0	12	0	0	0	0	0	0
North York	0	0	0	0	232	440	0	0
Scarborough	89	9	0	0	0	0	0	0
York	12	0	0	0	0	36	0	0
York Region	212	311	0	0	249	458	14	60
Aurora	0	22	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	83	177	0	0	18	178	10	0
Newmarket	17	16	0	0	0	0	0	0
Richmond Hill	58	35	0	0	0	0	4	0
Vaughan	39	61	0	0	231	280	0	60
Whitchurch-Stouffville	15	0	0	0	0	0	0	0
Peel Region	98	100	0	0	0	138	0	23
Brampton	43	61	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	55	39	0	0	0	138	0	23
Halton Region	182	242	0	14	186	0	0	0
Burlington	37	80	0	14	0	0	0	0
Halton Hills	12	15	0	0	0	0	0	0
Milton	66	46	0	0	48	0	0	0
Oakville	67	101	0	0	138	0	0	0
Durham Region	75	152	0	0	36	36	0	0
Ajax	42	83	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	8	10	0	0	36	36	0	0
Oshawa	0	22	0	0	0	0	0	0
Pickering	0	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	8	0	0	0	0	0	0
Whitby	17	23	0	0	0	0	0	0
Remainder of Toronto CMA	0	11	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	4	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	650	702	0	0	2,767	2,797	14	275
Oshawa CMA	25	55	0	0	36	36	0	0
Greater Toronto Area (GTA)	712	826	0	14	2,803	2,833	14	275

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007	Feb 2008	Feb 2007
Toronto City	156	60	1,930	0	0	148	2,086	208
Toronto	55	12	1,858	0	0	148	1,913	160
East York	5	3	0	0	0	0	5	3
Etobicoke	8	0	0	0	0	0	8	0
North York	34	16	72	0	0	0	106	16
Scarborough	49	24	0	0	0	0	49	24
York	5	5	0	0	0	0	5	5
York Region	568	589	295	178	0	60	863	827
Aurora	20	28	0	0	0	0	20	28
East Gwillimbury	1	10	0	0	0	0	1	10
Georgina Township	14	10	0	0	0	0	14	10
King Township	0	0	0	0	0	0	0	0
Markham	146	278	53	178	0	0	199	456
Newmarket	13	11	0	0	0	0	13	11
Richmond Hill	82	66	0	0	0	0	82	66
Vaughan	185	129	231	0	0	60	416	189
Whitchurch-Stouffville	107	57	11	0	0	0	118	57
Peel Region	387	375	2	66	0	0	389	441
Brampton	293	312	0	0	0	0	293	312
Caledon	8	8	2	0	0	0	10	8
Mississauga	86	55	0	66	0	0	86	121
Halton Region	283	216	165	64	0	6	448	286
Burlington	77	15	0	50	0	6	77	71
Halton Hills	22	31	0	0	0	0	22	31
Milton	90	78	20	0	0	0	110	78
Oakville	94	92	145	14	0	0	239	106
Durham Region	201	344	2	31	0	0	203	375
Ajax	56	123	0	20	0	0	56	143
Brock	0	0	0	0	0	0	0	0
Clarington	25	45	0	5	0	0	25	50
Oshawa	44	81	0	0	0	0	44	81
Pickering	9	15	0	6	0	0	9	21
Scugog	0	0	0	0	0	0	0	0
Uxbridge	24	7	2	0	0	0	26	7
Whitby	43	73	0	0	0	0	43	73
Remainder of Toronto CMA	41	35	0	4	0	0	41	39
Bradford West Gwillimbury	23	12	0	0	0	0	23	12
Town of Mono	8	1	0	0	0	0	8	1
New Tecumseth	2	12	0	4	0	0	2	16
Orangeville	8	10	0	0	0	0	8	10
Toronto CMA	1,447	1,405	2,394	288	0	208	3,841	1,901
Oshawa CMA	112	199	0	5	0	0	112	204
Greater Toronto Area (GTA)	1,595	1,584	2,394	339	0	214	3,989	2,137

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - February 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	293	144	2,332	2,201	0	192	2,625	2,537
Toronto	82	18	2,100	1,725	0	192	2,182	1,935
East York	6	4	0	0	0	0	6	4
Etobicoke	24	21	0	0	0	0	24	21
North York	55	34	232	440	0	0	287	474
Scarborough	109	53	0	0	0	0	109	53
York	17	14	0	36	0	0	17	50
York Region	1,016	1,288	295	506	14	60	1,325	1,854
Aurora	50	48	0	0	0	0	50	48
East Gwillimbury	1	26	0	0	0	0	1	26
Georgina Township	29	16	0	0	0	0	29	16
King Township	1	2	0	0	0	0	1	2
Markham	267	459	53	226	10	0	330	685
Newmarket	30	35	0	0	0	0	30	35
Richmond Hill	135	171	0	0	4	0	139	171
Vaughan	353	398	231	280	0	60	584	738
Whitchurch-Stouffville	150	133	11	0	0	0	161	133
Peel Region	754	888	9	162	0	23	763	1,073
Brampton	642	703	0	5	0	0	642	708
Caledon	13	21	6	0	0	0	19	21
Mississauga	99	164	3	157	0	23	102	344
Halton Region	507	557	249	78	0	16	756	651
Burlington	132	77	18	53	0	16	150	146
Halton Hills	36	47	0	0	0	0	36	47
Milton	128	240	86	0	0	0	214	240
Oakville	211	193	145	25	0	0	356	218
Durham Region	482	930	38	78	0	0	520	1,008
Ajax	144	467	0	20	0	0	144	487
Brock	0	0	0	0	0	0	0	0
Clarington	65	79	36	46	0	0	101	125
Oshawa	98	184	0	6	0	0	98	190
Pickering	23	24	0	6	0	0	23	30
Scugog	0	0	0	0	0	0	0	0
Uxbridge	50	37	2	0	0	0	52	37
Whitby	102	139	0	0	0	0	102	139
Remainder of Toronto CMA	98	53	2	4	0	0	100	57
Bradford West Gwillimbury	62	19	0	0	0	0	62	19
Town of Mono	13	2	0	0	0	0	13	2
New Tecumseth	10	20	2	4	0	0	12	24
Orangeville	13	12	0	0	0	0	13	12
Toronto CMA	2,753	3,381	2,871	2,924	14	275	5,638	6,580
Oshawa CMA	265	402	36	52	0	0	301	454
Greater Toronto Area (GTA)	3,052	3,807	2,923	3,025	14	291	5,989	7,123

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
February 2008	2	2.3	0	0.0	2	2.3	10	11.4	74	84.1	88	900,000	1,168,583
February 2007	0	0.0	3	6.4	6	12.8	7	14.9	31	66.0	47	749,000	874,906
Year-to-date 2008	2	1.2	2	1.2	5	3.1	16	9.9	137	84.6	162	900,000	1,102,276
Year-to-date 2007	0	0.0	14	11.7	17	14.2	11	9.2	78	65.0	120	749,000	859,247
Toronto													
February 2008	0	0.0	0	0.0	1	3.4	1	3.4	27	93.1	29	1,000,000	1,205,610
February 2007	0	0.0	0	0.0	1	8.3	0	0.0	11	91.7	12	824,500	1,022,500
Year-to-date 2008	0	0.0	0	0.0	1	2.4	3	7.1	38	90.5	42	900,000	1,158,659
Year-to-date 2007	0	0.0	0	0.0	1	5.3	0	0.0	18	94.7	19	900,000	1,047,126
East York													
February 2008	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
February 2007	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	--	--
Year-to-date 2007	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	--	--
Etobicoke													
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	900,000	1,024,524
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	749,000	875,650
North York													
February 2008	2	5.9	0	0.0	0	0.0	1	2.9	31	91.2	34	999,000	1,462,773
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	1,047,500	1,105,188
Year-to-date 2008	2	2.7	0	0.0	0	0.0	2	2.7	71	94.7	75	1,099,000	1,300,500
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	1,198,000	1,204,649
Scarborough													
February 2008	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	--	--
February 2007	0	0.0	3	21.4	5	35.7	4	28.6	2	14.3	14	394,900	429,400
Year-to-date 2008	0	0.0	2	11.8	4	23.5	7	41.2	4	23.5	17	416,900	429,098
Year-to-date 2007	0	0.0	14	32.6	15	34.9	6	14.0	8	18.6	43	379,990	435,150
York													
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
February 2008	3	0.7	7	1.6	36	8.2	200	45.5	194	44.1	440	480,945	508,831
February 2007	11	3.0	16	4.3	68	18.4	154	41.7	120	32.5	369	458,900	484,219
Year-to-date 2008	6	0.8	30	4.1	73	9.9	322	43.6	307	41.6	738	473,875	501,270
Year-to-date 2007	26	2.8	44	4.7	108	11.6	367	39.3	388	41.6	933	484,990	507,699
Aurora													
February 2008	0	0.0	0	0.0	0	0.0	15	78.9	4	21.1	19	475,990	489,450
February 2007	0	0.0	0	0.0	1	14.3	5	71.4	1	14.3	7	--	--
Year-to-date 2008	0	0.0	0	0.0	2	4.1	31	63.3	16	32.7	49	475,900	482,907
Year-to-date 2007	0	0.0	0	0.0	2	7.4	17	63.0	8	29.6	27	498,900	509,334
East Gwillimbury													
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2007	1	10.0	3	30.0	1	10.0	0	0.0	5	50.0	10	460,000	485,287
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	7	26.9	11	42.3	1	3.8	0	0.0	7	26.9	26	314,900	411,007
Georgina Township													
February 2008	3	21.4	6	42.9	2	14.3	0	0.0	3	21.4	14	331,445	402,777
February 2007	8	72.7	3	27.3	0	0.0	0	0.0	0	0.0	11	289,900	282,036
Year-to-date 2008	5	17.2	11	37.9	6	20.7	0	0.0	7	24.1	29	345,900	404,071
Year-to-date 2007	13	76.5	3	17.6	0	0.0	0	0.0	1	5.9	17	269,900	284,547
King Township													
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Markham													
February 2008	0	0.0	1	1.0	7	7.0	48	48.0	44	44.0	100	465,990	484,834
February 2007	2	1.3	5	3.3	54	36.0	68	45.3	21	14.0	150	412,990	440,514
Year-to-date 2008	0	0.0	12	6.9	33	18.9	74	42.3	56	32.0	175	440,990	467,640
Year-to-date 2007	2	0.7	21	7.6	66	23.9	90	32.6	97	35.1	276	459,445	459,755
Newmarket													
February 2008	0	0.0	0	0.0	4	44.4	3	33.3	2	22.2	9	--	--
February 2007	0	0.0	5	83.3	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2008	0	0.0	0	0.0	4	30.8	3	23.1	6	46.2	13	435,000	463,203
Year-to-date 2007	2	11.1	9	50.0	7	38.9	0	0.0	0	0.0	18	344,900	341,733
Richmond Hill													
February 2008	0	0.0	0	0.0	0	0.0	24	57.1	18	42.9	42	481,400	624,668
February 2007	0	0.0	0	0.0	4	8.2	29	59.2	16	32.7	49	480,490	497,766
Year-to-date 2008	0	0.0	0	0.0	1	1.4	37	50.7	35	47.9	73	490,990	596,627
Year-to-date 2007	0	0.0	0	0.0	4	3.1	51	38.9	76	58.0	131	512,990	531,991
Vaughan													
February 2008	0	0.0	0	0.0	3	1.9	45	29.2	106	68.8	154	531,945	538,782
February 2007	0	0.0	0	0.0	6	6.3	14	14.7	75	78.9	95	545,990	591,215
Year-to-date 2008	1	0.4	0	0.0	5	2.0	81	32.0	166	65.6	253	522,990	541,492
Year-to-date 2007	1	0.3	0	0.0	19	6.0	111	35.2	184	58.4	315	525,990	586,929
Whitchurch-Stouffville													
February 2008	0	0.0	0	0.0	20	19.8	65	64.4	16	15.8	101	426,265	463,382
February 2007	0	0.0	0	0.0	1	2.4	38	92.7	2	4.9	41	432,000	452,817
Year-to-date 2008	0	0.0	7	4.9	22	15.3	96	66.7	19	13.2	144	418,000	445,699
Year-to-date 2007	1	0.8	0	0.0	9	7.4	98	81.0	13	10.7	121	438,000	459,177

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
February 2008	4	1.7	34	14.1	84	34.9	67	27.8	52	21.6	241	399,900	459,244
February 2007	9	3.9	50	21.9	61	26.8	74	32.5	34	14.9	228	392,900	429,357
Year-to-date 2008	7	1.4	74	15.1	162	33.1	143	29.2	103	21.1	489	401,400	444,390
Year-to-date 2007	12	2.6	84	18.0	111	23.8	167	35.8	93	19.9	467	408,900	451,683
Brampton													
February 2008	4	1.8	34	15.5	84	38.4	62	28.3	35	16.0	219	390,990	418,667
February 2007	9	4.9	49	26.6	61	33.2	47	25.5	18	9.8	184	379,945	396,334
Year-to-date 2008	7	1.5	74	16.4	162	35.8	137	30.3	72	15.9	452	392,990	419,254
Year-to-date 2007	12	3.8	83	26.3	106	33.7	88	27.9	26	8.3	315	379,900	394,586
Caledon													
February 2008	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
February 2007	0	0.0	1	12.5	0	0.0	0	0.0	7	87.5	8	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	675,000	1,072,727
Year-to-date 2007	0	0.0	1	5.9	0	0.0	2	11.8	14	82.4	17	800,000	845,882
Mississauga													
February 2008	0	0.0	0	0.0	0	0.0	4	28.6	10	71.4	14	545,900	643,914
February 2007	0	0.0	0	0.0	0	0.0	27	75.0	9	25.0	36	469,900	481,744
Year-to-date 2008	0	0.0	0	0.0	0	0.0	5	19.2	21	80.8	26	550,900	615,531
Year-to-date 2007	0	0.0	0	0.0	5	3.7	77	57.0	53	39.3	135	459,900	535,270
Halton Region													
February 2008	0	0.0	10	6.3	47	29.7	52	32.9	49	31.0	158	420,400	523,101
February 2007	6	4.2	27	18.8	36	25.0	34	23.6	41	28.5	144	405,900	549,496
Year-to-date 2008	0	0.0	16	4.6	105	30.1	107	30.7	121	34.7	349	427,990	532,645
Year-to-date 2007	11	3.0	59	15.9	102	27.5	85	22.9	114	30.7	371	405,900	537,089
Burlington													
February 2008	0	0.0	4	10.3	13	33.3	20	51.3	2	5.1	39	402,000	426,915
February 2007	3	23.1	4	30.8	4	30.8	0	0.0	2	15.4	13	315,000	352,454
Year-to-date 2008	0	0.0	5	5.5	37	40.7	38	41.8	11	12.1	91	402,000	495,708
Year-to-date 2007	7	13.0	9	16.7	16	29.6	5	9.3	17	31.5	54	382,570	505,013
Halton Hills													
February 2008	0	0.0	0	0.0	6	60.0	2	20.0	2	20.0	10	395,400	544,620
February 2007	1	4.8	2	9.5	6	28.6	12	57.1	0	0.0	21	410,900	400,172
Year-to-date 2008	0	0.0	3	11.1	14	51.9	7	25.9	3	11.1	27	390,900	454,544
Year-to-date 2007	1	3.1	3	9.4	11	34.4	16	50.0	1	3.1	32	404,900	405,309
Milton													
February 2008	0	0.0	6	10.0	27	45.0	27	45.0	0	0.0	60	399,900	394,617
February 2007	2	3.0	21	31.8	25	37.9	17	25.8	1	1.5	66	375,400	377,690
Year-to-date 2008	0	0.0	8	8.2	53	54.6	35	36.1	1	1.0	97	398,900	398,498
Year-to-date 2007	3	1.8	46	26.9	73	42.7	48	28.1	1	0.6	171	385,900	379,923
Oakville													
February 2008	0	0.0	0	0.0	1	2.0	3	6.1	45	91.8	49	625,000	752,592
February 2007	0	0.0	0	0.0	1	2.3	5	11.4	38	86.4	44	589,990	936,689
Year-to-date 2008	0	0.0	0	0.0	1	0.7	27	20.1	106	79.1	134	590,995	670,573
Year-to-date 2007	0	0.0	1	0.9	2	1.8	16	14.0	95	83.3	114	595,490	825,022

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
February 2008	50	29.6	24	14.2	25	14.8	34	20.1	36	21.3	169	368,990	401,078
February 2007	98	38.0	47	18.2	31	12.0	51	19.8	31	12.0	258	332,990	361,187
Year-to-date 2008	118	29.2	59	14.6	53	13.1	75	18.6	99	24.5	404	371,240	403,993
Year-to-date 2007	232	30.9	124	16.5	112	14.9	210	27.9	74	9.8	752	361,650	370,206
Ajax													
February 2008	2	6.3	1	3.1	2	6.3	12	37.5	15	46.9	32	499,900	489,357
February 2007	7	8.8	5	6.3	15	18.8	27	33.8	26	32.5	80	449,950	456,233
Year-to-date 2008	2	2.3	2	2.3	5	5.7	30	34.1	49	55.7	88	504,950	506,008
Year-to-date 2007	34	9.1	52	13.9	67	17.9	161	42.9	61	16.3	375	426,600	421,381
Brock													
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
February 2008	8	34.8	5	21.7	5	21.7	5	21.7	0	0.0	23	342,900	340,585
February 2007	29	64.4	6	13.3	3	6.7	6	13.3	1	2.2	45	289,000	298,933
Year-to-date 2008	29	45.3	11	17.2	13	20.3	7	10.9	4	6.3	64	312,490	344,841
Year-to-date 2007	51	67.1	10	13.2	4	5.3	10	13.2	1	1.3	76	272,400	292,516
Oshawa													
February 2008	18	40.0	12	26.7	7	15.6	8	17.8	0	0.0	45	318,990	331,266
February 2007	39	59.1	21	31.8	3	4.5	2	3.0	1	1.5	66	287,990	293,670
Year-to-date 2008	44	44.4	22	22.2	14	14.1	17	17.2	2	2.0	99	318,990	330,246
Year-to-date 2007	99	62.7	33	20.9	13	8.2	9	5.7	4	2.5	158	278,240	298,345
Pickering													
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	691,100	687,630
February 2007	0	0.0	5	55.6	1	11.1	2	22.2	1	11.1	9	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	630,500	642,221
Year-to-date 2007	0	0.0	7	38.9	7	38.9	2	11.1	2	11.1	18	366,600	389,639
Scugog													
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
February 2008	4	18.2	4	18.2	1	4.5	5	22.7	8	36.4	22	430,500	424,095
February 2007	1	14.3	3	42.9	0	0.0	1	14.3	2	28.6	7	--	--
Year-to-date 2008	4	9.1	12	27.3	2	4.5	11	25.0	15	34.1	44	434,400	433,214
Year-to-date 2007	14	48.3	4	13.8	3	10.3	4	13.8	4	13.8	29	318,800	367,124
Whitby													
February 2008	18	48.6	2	5.4	10	27.0	4	10.8	3	8.1	37	300,990	356,104
February 2007	22	43.1	7	13.7	9	17.6	13	25.5	0	0.0	51	337,990	339,134
Year-to-date 2008	39	45.9	12	14.1	19	22.4	10	11.8	5	5.9	85	316,900	346,420
Year-to-date 2007	34	35.4	18	18.8	18	18.8	24	25.0	2	2.1	96	343,990	347,366

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
February 2008	6	14.6	12	29.3	6	14.6	3	7.3	14	34.1	41	369,900	432,750
February 2007	14	53.8	5	19.2	1	3.8	0	0.0	6	23.1	26	294,900	441,934
Year-to-date 2008	15	15.2	33	33.3	18	18.2	7	7.1	26	26.3	99	364,990	410,268
Year-to-date 2007	22	52.4	10	23.8	2	4.8	1	2.4	7	16.7	42	299,900	401,268
Bradford West Gwillimbury													
February 2008	2	8.7	12	52.2	6	26.1	1	4.3	2	8.7	23	342,900	373,860
February 2007	2	16.7	3	25.0	1	8.3	0	0.0	6	50.0	12	450,000	635,292
Year-to-date 2008	9	14.5	30	48.4	17	27.4	4	6.5	2	3.2	62	340,990	352,854
Year-to-date 2007	5	26.3	5	26.3	2	10.5	1	5.3	6	31.6	19	349,900	524,100
Town of Mono													
February 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	554,900	598,043
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
New Tecumseth													
February 2008	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
February 2007	10	83.3	2	16.7	0	0.0	0	0.0	0	0.0	12	277,400	275,991
Year-to-date 2008	4	40.0	0	0.0	1	10.0	0	0.0	5	50.0	10	445,900	482,570
Year-to-date 2007	15	75.0	5	25.0	0	0.0	0	0.0	0	0.0	20	284,900	284,524
Orangeville													
February 2008	2	25.0	0	0.0	0	0.0	2	25.0	4	50.0	8	--	--
February 2007	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	2	15.4	3	23.1	0	0.0	2	15.4	6	46.2	13	406,900	426,252
Year-to-date 2007	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Toronto CMA													
February 2008	21	2.1	64	6.4	165	16.6	329	33.1	414	41.7	993	467,900	556,906
February 2007	45	5.0	110	12.3	184	20.5	299	33.3	259	28.9	897	430,990	498,085
Year-to-date 2008	36	1.9	164	8.6	333	17.5	598	31.4	771	40.5	1,902	458,990	539,546
Year-to-date 2007	112	4.9	265	11.5	401	17.4	793	34.5	730	31.7	2,301	442,900	500,760
Oshawa CMA													
February 2008	44	41.9	19	18.1	22	21.0	17	16.2	3	2.9	105	318,990	342,060
February 2007	90	55.6	34	21.0	15	9.3	21	13.0	2	1.2	162	290,740	309,445
Year-to-date 2008	112	45.2	45	18.1	46	18.5	34	13.7	11	4.4	248	315,945	339,556
Year-to-date 2007	184	55.8	61	18.5	35	10.6	43	13.0	7	2.1	330	289,450	311,263
Greater Toronto Area													
February 2008	59	5.4	75	6.8	194	17.7	363	33.1	405	37.0	1,096	450,000	536,342
February 2007	124	11.9	143	13.7	202	19.3	320	30.6	257	24.6	1,046	410,900	468,455
Year-to-date 2008	133	6.2	181	8.5	398	18.6	663	31.0	767	35.8	2,142	440,990	520,504
Year-to-date 2007	281	10.6	325	12.3	450	17.0	840	31.8	747	28.3	2,643	426,600	478,768

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2008

Submarket	Feb 2008	Feb 2007	% Change	YTD 2008	YTD 2007	% Change
Toronto City	1,168,583	874,906	33.6	1,102,276	859,247	28.3
Toronto	1,205,610	1,022,500	17.9	1,158,659	1,047,126	10.7
East York	--	--	n/a	--	--	n/a
Etobicoke	--	--	n/a	1,024,524	875,650	17.0
North York	1,462,773	1,105,188	32.4	1,300,500	1,204,649	8.0
Scarborough	--	429,400	n/a	429,098	435,150	-1.4
York	--	--	n/a	--	--	n/a
York Region	508,831	484,219	5.1	501,270	507,699	-1.3
Aurora	489,450	--	n/a	482,907	509,334	-5.2
East Gwillimbury	--	485,287	n/a	--	411,007	n/a
Georgina Township	402,777	282,036	42.8	404,071	284,547	42.0
King Township	--	--	n/a	--	--	n/a
Markham	484,834	440,514	10.1	467,640	459,755	1.7
Newmarket	--	--	n/a	463,203	341,733	35.5
Richmond Hill	624,668	497,766	25.5	596,627	531,991	12.1
Vaughan	538,782	591,215	-8.9	541,492	586,929	-7.7
Whitchurch-Stouffville	463,382	452,817	2.3	445,699	459,177	-2.9
Peel Region	459,244	429,357	7.0	444,390	451,683	-1.6
Brampton	418,667	396,334	5.6	419,254	394,586	6.3
Caledon	--	--	n/a	1,072,727	845,882	26.8
Mississauga	643,914	481,744	33.7	615,531	535,270	15.0
Halton Region	523,101	549,496	-4.8	532,645	537,089	-0.8
Burlington	426,915	352,454	21.1	495,708	505,013	-1.8
Halton Hills	544,620	400,172	36.1	454,544	405,309	12.1
Milton	394,617	377,690	4.5	398,498	379,923	4.9
Oakville	752,592	936,689	-19.7	670,573	825,022	-18.7
Durham Region	401,078	361,187	11.0	403,993	370,206	9.1
Ajax	489,357	456,233	7.3	506,008	421,381	20.1
Brock	--	--	n/a	--	--	n/a
Clarington	340,585	298,933	13.9	344,841	292,516	17.9
Oshawa	331,266	293,670	12.8	330,246	298,345	10.7
Pickering	687,630	--	n/a	642,221	389,639	64.8
Scugog	--	--	n/a	--	--	n/a
Uxbridge	424,095	--	n/a	433,214	367,124	18.0
Whitby	356,104	339,134	5.0	346,420	347,366	-0.3
Remainder of Toronto CMA	432,750	441,934	-2.1	410,268	401,268	2.2
Bradford West Gwillimbury	373,860	635,292	-41.2	352,854	524,100	-32.7
Town of Mono	--	--	n/a	598,043	--	n/a
New Tecumseth	--	275,991	n/a	482,570	284,524	69.6
Orangeville	--	--	n/a	426,252	--	n/a
Toronto CMA	556,906	498,085	11.8	539,546	500,760	7.7
Oshawa CMA	342,060	309,445	10.5	339,556	311,263	9.1
Greater Toronto Area (GTA)	536,342	468,455	14.5	520,504	478,768	8.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
February 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	5,173	12.8	7,986	12,570	13,311	60.0	353,724	6.3	369,001
	February	6,772	0.2	7,483	11,880	12,597	59.4	368,687	4.2	364,193
	March	8,518	-2.2	7,506	15,218	12,699	59.1	365,285	3.4	361,760
	April	9,452	13.0	7,842	15,793	13,086	59.9	379,025	3.4	366,258
	May	11,106	17.7	8,079	17,419	13,058	61.9	382,689	4.7	368,491
	June	10,451	19.7	8,260	14,655	12,936	63.9	381,963	6.7	371,434
	July	8,912	25.8	8,498	12,600	13,060	65.1	366,012	7.0	373,002
	August	8,057	15.5	7,879	12,109	12,509	63.0	361,898	7.0	375,050
	September	6,866	3.7	7,665	13,653	12,657	60.6	380,132	8.9	376,493
	October	7,918	15.2	7,828	13,370	12,854	60.9	394,583	10.7	389,624
	November	7,293	16.5	8,072	10,689	13,353	60.5	393,543	10.7	392,257
	December	4,646	4.5	8,066	5,137	12,973	62.2	394,931	17.5	415,073
2008	January	5,075	-1.9	7,451	11,764	12,454	59.8	374,449	5.9	386,299
	February	6,015	-11.2	6,393	11,478	11,672	54.8	382,048	3.6	373,332
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	20,463	2.1		39,668			363,488	4.2	
	Q1 2008	N/A			N/A			N/A		
	YTD 2007	11,945	5.3		24,450			362,207	4.9	
	YTD 2008	11,090	-7.2		23,242			378,571	4.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
February 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	581	8.8	865	1,519	1,507	57.4	265,508	5.9	271,639
	February	791	-3.7	836	1,364	1,380	60.6	263,039	2.3	262,366
	March	969	-1.4	821	1,532	1,248	65.8	265,022	2.7	262,844
	April	1,083	16.3	850	1,795	1,419	59.9	232,285	-11.3	230,612
	May	1,192	16.9	891	1,958	1,485	60.0	275,723	4.4	269,758
	June	1,110	16.2	880	1,596	1,421	61.9	271,394	2.1	264,679
	July	958	19.8	894	1,393	1,479	60.5	267,497	3.1	266,188
	August	884	16.3	888	1,440	1,452	61.1	265,493	2.3	266,057
	September	721	0.1	756	1,519	1,402	53.9	271,149	5.8	270,638
	October	811	16.4	877	1,458	1,501	58.4	273,742	6.6	274,466
	November	694	9.5	842	1,057	1,466	57.4	272,532	8.9	275,132
	December	423	-15.2	767	522	1,484	51.7	273,379	10.0	283,032
2008	January	554	-4.6	820	1,558	1,529	53.6	243,652	-8.2	249,586
	February	770	-2.7	808	1,450	1,470	54.9	271,408	3.2	270,778
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	2,341	0.1		4,415			264,472	3.3	
	Q1 2008	N/A			N/A			N/A		
	YTD 2007	1,372	1.3		2,883			264,084	3.8	
	YTD 2008	1,324	-3.5		3,008			259,794	-1.6	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
February 2008

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	2,843	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,864	6.5	69.3	785
	March	669	6.40	6.49	139.4	110.3	2,864	6.8	69.4	784
	April	678	6.60	6.64	139.4	110.8	2,857	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,852	6.9	69.1	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.8	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,852	7.0	69.0	810
	August	715	7.05	7.24	141.7	110.6	2,858	7.0	69.0	819
	September	712	7.05	7.19	142.1	110.8	2,860	6.9	68.8	825
	October	728	7.25	7.44	142.2	110.7	2,872	6.6	68.8	830
	November	725	7.20	7.39	143.5	111.0	2,875	6.6	68.8	828
	December	734	7.35	7.54	143.6	111.1	2,885	6.7	69.0	828
2008	January	725	7.35	7.39	144.9	110.7	2,888	6.7	68.9	828
	February	718	7.25	7.29			2,904	6.5	69.0	830
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
February 2008

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	177.4	6.4	68.1	823
	February	679	6.50	6.65	139.2	109.3	177.7	6.2	67.9	836
	March	669	6.40	6.49	139.4	110.3	178.3	6.1	67.9	838
	April	678	6.60	6.64	139.4	110.8	179.0	6.2	68.2	826
	May	709	6.85	7.14	140.0	111.2	181.6	6.1	68.9	813
	June	715	7.05	7.24	140.8	110.7	182.0	6.1	69.0	810
	July	715	7.05	7.24	141.1	110.7	182.5	6.1	69.0	810
	August	715	7.05	7.24	141.7	110.6	180.7	6.5	68.4	821
	September	712	7.05	7.19	142.1	110.8	181.4	6.4	68.5	829
	October	728	7.25	7.44	142.2	110.7	182.1	6.3	68.6	843
	November	725	7.20	7.39	143.5	111.0	184.0	5.6	68.7	855
	December	734	7.35	7.54	143.6	111.1	184.2	6.0	68.9	857
2008	January	725	7.35	7.39	144.9	110.7	184.0	5.7	68.5	862
	February	718	7.25	7.29			184.1	6.3	68.8	858
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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